

**ALEXANDRIA HOUSING AFFORDABILITY ADVISORY COMMITTEE
MEETING**

DATE: September 3, 2026

TIME: 6:45-8:45 P.M.

LOCATION: Lee Center Gold Room, 1108 Jefferson Street

- | | |
|--|-----------|
| 1. Introductions (AHAAC Co-Chairs) | 6:45 p.m. |
| 2. Consideration of June Minutes (Co-Chairs) | 6:50 p.m. |
| <i>Action Requested: Review and vote on June Minutes</i> | |
| 3. Consideration of the FY2026 AHAAC Annual Report (Co-Chairs) | 6:55 p.m. |
| <i>Action Requested: Review and vote on Annual Report</i> | |
| 4. CAPER Public Hearing (Jose Gonzalez) | 7:00 p.m. |
| <i>Action Requested: Provide feedback on CAPER</i> | |
| 5. YIGBY Law Briefing (Catherine Miliaras) | 7:25 p.m. |
| 6. PIT Count Update (Stefan Kaine) | 7:40 p.m. |
| 7. Legislative Priorities Discussion (Committee) | 8:00 p.m. |
| 8. ARHA Updates (Mike Butler) | 8:30 p.m. |
| 9. Housing Alexandria Updates (Jon Frederick) | 8:35 p.m. |
| 10. Staff Updates (Staff) | 8:40 p.m. |
| 11. Information Items: | 8:42 p.m. |
| FY2026 Financial Report | |
| 12. Announcements and Upcoming Meetings | 8:44 p.m. |

[Housing Conditions Clinic](#)

August 31, 6-8 p.m.

William Ramsay Recreation Center, 5650 Sanger Avenue

[ARHA Redevelopment Work Group](#)

September 17, 5:30-7 p.m.

ARHA Headquarters, 401 Wythe Street

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|-----------------------------------|-----------|
| 13. Adjournment (AHAAC Co-Chairs) | 8:45 p.m. |
|-----------------------------------|-----------|

City of Alexandria, Virginia

ALEXANDRIA HOUSING AFFORDABILITY ADVISORY COMMITTEE DRAFT MINUTES

In-Person | June 4, 2026

	Members Present	Members Absent	Staff
1	Todd Perry		Mary Horner, Landlord-Tenant Division Chief
2	Annabell Bivens		Tamara Jovovic, Housing Program Manager
3		Michael Butler	Christopher Do, Housing Analyst
4	Joseph Dammann		
5	Michael Doyle		
6	Betsy Faga		
7	Jon Frederick		
8	Carlos Bethencourt (Zoom)		
9		Jan Macidull	
10		Shelley McCabe	
11		Melissa Sathe	
12	Anderson Vereyken		
13	Sean Zielenbach		
14	Stephon Hill		
15	Cesar Madison		
16		Rachel Dixon	
17		Unique Coleman	
18	Andrea Ponsor		
	Aspasia Xypolia*, Housing		
	Ali Coleman Tokarz*, DCHS		
	Guests		
1	Michael	Member of the public	
2	Sarra Mohammed	ARHA	

*non-voting

1. Introduction and Chair Remarks (Chairs)

Co-Chair Sean Zielenbach welcomed the Committee and guests at 7:09 p.m.

2. Consideration of May 7, 2026 Minutes (All)

Betsy Faga motioned to approve the May 7, 2026 minutes, Stephon Hill seconded the motion. The Committee voted unanimously to approve the May 7, 2026 minutes.

3. FY2027 Co-Chair Election (Chris Do)

The Committee voted on the Co-Chairs for FY2027. Sean Zielenbach and Shelley McCabe were re-elected unanimously.

4. 2026 State Legislative Update (Mary Horner)

Mary Horner presented an [update on the 2026 Virginia legislative session](#) and the housing bills that were signed into law.

A member of the Committee asked if the affordable housing performance grant program (HB352) was previously allowed. Ms. Horner explained that the Alexandria Economic Development Partnership (AEDP) is exploring options to implement this new authority.

Another Committee member asked what bills are most relevant to understand for AHAAC. Ms. Horner noted that there are new laws related to bonds and tax exemptions that would interest the Committee. Aspasia Xypolia noted that the Right of First Refusal will require the City to pass an ordinance and staff will work on developing a programmatic framework in collaboration with other jurisdictions in the region.

The Committee member asked if the bonding capacity increase for affordable housing will have an impact. Another Committee member responded that it will because Virginia has reached its bond capacity several years in a row.

Another Committee member commented that it will be important to define what buildings fall under the category of "publicly supported," noting that Parkstone was originally funded with tax exempt bonds, but its affordability commitment expired long ago. The Committee member suggested developing a comprehensive list of what projects fall under the Right of First Refusal.

5. Housing 2040 Update (Tamara Jovovic)

Tamara Jovovic provided an update on the Housing 2040 process. Planning Commission initiated a Master Plan amendment and recommended approval of the draft Plan. Planning Commission noted the lack of numerical targets and stressed the importance of financial tools and models to implement Housing 2040 recommendations. The Plan will go before City Council on June 13.

A Committee member asked if the Plan has received any opposition. Ms. Jovovic noted that one letter suggested improvements on the wording for parts of the Plan and the development community has been pushing back against Goal 2, Recommendation #4 related to replacement of existing market affordable housing in the case of redevelopment.

Another Committee member asked if City Council had voiced any concerns. Ms. Jovovic replied that Council briefings will be held the following week. Another Committee member noted that funding commitments from City Council are needed to address the pipeline and targets will be added as part of implementation.

6. Housing Alexandria Update (Jon Frederick)

Jon Frederick provided updates on Housing Alexandria. The Seminary Road project has sold 27 out of 31 homes. Two buyers dropped out and Housing Alexandria is pulling from the waitlist. The small condo building construction has begun and completion is anticipated in March 2027. The Sheltered Homes of Alexandria permanent supportive housing units received state funding to help project financing.

Sansé is expected to receive Certificate of Occupancy by the end of the month, with the goal of moving people in by August 1. Phase II is anticipated to finish in March 2027. For the 206 units available in Phase I, Housing Alexandria received 3,900 applications for the waitlist, including 700 applicants who qualified for the neighborhood preference policy. 50% of the units were prioritized for residents of the neighborhood or former residents who had been displaced from the neighborhood.

One Committee member asked if the waitlist applicants are all income certified. Mr. Frederick noted that the 3,900 applicants on the waitlist self-certified with some applicants withdrawing due to being under or over income, or due to timing issues with their existing leases. However, the Rent Ready Program reached about 1/3 of neighborhood preference applicants, which means those applicants are better prepared to go through the application process.

Mr. Frederick noted that Naja is anticipated to close on financing in November and scored well on its Housing Opportunity Tax Credit (HOTC) application.

7. AHRA Updates (Mike Butler)

Mike Butler was not able to attend the meeting to provide an update. Sarra Mohamed, Director of Real Estate Development at ARHA, provided an update. Samuel Madden North building is under construction and ahead of schedule, with an anticipated

October completion date. The South building will be developed by Fairstead as an affordable mixed-income building.

The rehabilitation of Ladrey is anticipated in the first quarter of 2027. Cameron Valley is being examined as part of the Duke Street Land Use Plan. The Alate is at 93% occupancy after two householders passed away. 11 of the 13 existing market-rate tenants remain in the building.

Ms. Mohamed reported that the Fresh Start program is helping to clear the rent debt of over 300 ARHA households thanks to the fundraising efforts of the Alfred Street Baptist Church. The ARHA Board is also working to find a new CEO after the departure of ARHA's interim CEO.

8. Information Items (Staff)

Ms. Jovovic noted the developer contributions for townhouses and two loan repayments from Jackson Crossing and the Spire in the most recent financial report. Ms. Jovovic emphasized that developer contributions will be lower due to an anticipated slow down in construction starts and deliveries in the next year.

A Committee member asked if staff could share the expected timing of developer contributions. Ms. Jovovic noted that staff track anticipated payments with the caveat that the projections are subject to change.

Sean Zielenbach recognized and thanked Mike Doyle for his contributions to contributions to the Committee over the course of almost ten years.

9. AHAAC FY2027 Discussion

Christopher Do noted that the Committee is not anticipated to meet formally over the summer. Meetings for FY2027 will resume in September and staff will poll the Committee about its availability.

Sean Zielenbach floated the idea of a summer retreat for members of the Committee to gather informally. Mr. Do noted that the meeting would be publicly noticed in compliance with bylaws.

10. Announcements and Upcoming Meetings (All)

[Housing Conditions Clinic](#)

August 31, 6-8 p.m.

William Ramsay Rec Center, 5650 Sanger Avenue

[ARHA Redevelopment Work Group](#)

September 17, 5:30-7 p.m.

ARHA Headquarters, 401 Wythe Street

12. Adjournment (Co-Chairs)

Jon Frederick motioned to adjourn the meeting; Sean Zielenbach adjourned the meeting at 8:43 p.m.

The Alexandria Housing Affordability
Advisory Committee
DRAFT FY26 Annual Report



September 2026

The Alexandria Housing Affordability Advisory Committee (AHAAC)
Fiscal Year 2026 Annual Report, July 2025-June 2026

The Alexandria Housing Affordability Advisory Committee (AHAAC) comprises members appointed by the City Council and is staffed by the Office of Housing. A list of the committee positions and members serving during Fiscal Year (FY) 2026 is included at the end of this report. The purpose of the committee is to advise City Council on issues and policies regarding the preservation and creation of affordable housing, to make recommendations regarding expenditures of the City's Housing Trust Fund and Housing Opportunities Fund monies, to review staff recommendations on affordable housing plans, to monitor implementation of the Housing Master Plan, to represent interests of affordable housing before other City boards and commission, and to serve as an advocate for the promotion of affordable housing. AHAAC held eleven official meetings during the annual reporting period. In addition, the AHAAC Investment Subcommittee met once during the fiscal year.

Eight new members were appointed to the Committee during FY26. The Committee had one vacancy and one position paused at the end of the fiscal year.

FY26 Accomplishments Overview

- Recommended approval of a \$450,000 Pilot Rental Assistance subsidy request from Wesley Housing for the Potomac Yard Landbay G-G project.
- Recommended approval of a \$4 million Housing Opportunity Fund loan, \$400,000 Pilot Rental Assistance subsidy, and \$5.3 million Section 108 loan for the Naja affordable project.
- Recommended approval of the Jamieson Avenue affordable housing plan.
- Recommended approval of the Eisenhower East Block 3 affordable housing plan.
- Recommended approval of the 4880 Mark Center Drive affordable housing plan.
- Recommended approval of the Olde Towne West affordable housing plan.
- Recommended approval of the Potomac Yard Landbay G-G affordable housing plan.
- Recommended approval of the Duke-Quaker Towns affordable housing plan.
- Recommended approval of the 333 N. Fairfax Street affordable housing plan.
- Recommended approval of the Potomac River Generation Station Blocks B and C affordable housing plan.

During the past fiscal year, AHAAC considered the following funding requests, affordable housing plans, and issues:

A. Housing Funding Requests

1. **Potomac Yard Landbay G-G Rental Assistance:** In February, the Committee considered a request for a \$450,000 Pilot Rental Assistance subsidy (serving nine units over five years) and a revitalization area designation for Potomac Yard Landbay G-G. The proposed development will construct 88 units of housing affordable to households between 30% and 80% of Area Median Income (AMI). AHAAC unanimously recommended approval.
2. **Naja Housing Opportunity Fund, Rental Assistance, and Section 108 Loans:** In March, Housing Alexandria requested a \$4 million Housing Opportunity Fund loan, \$400,000 in rental assistance for eight units over five years, and a \$5.3 million Section 108 loan supported by future Community Development Block Grant funding to finance the Naja. The project will provide 79 committed affordable units affordable between 40%

and 80% AMI in addition to neighborhood-serving community space. The project is part of the larger Sansé and Naja development, which is constructing 495 committed affordable units in total in the Arlandria-Chirilagua neighborhood. AHAAC unanimously recommended approval, with one abstention.

B. Affordable Housing Plans

1. **Jamieson Avenue:** The project proposes converting an office building and a four-floor addition, into a multi-family building with 187 rental units. The project includes 17 committed affordable units at 60% AMI and a \$114,547 voluntary monetary contribution. In October, the Committee unanimously recommended approval of the Affordable Housing Plan.
2. **Eisenhower East Block 3:** The project proposes constructing approximately 750 rental units in a 31-story building. The project includes 19 committed affordable units at 60% AMI, using an off-ramp provision in the Eisenhower East Small Area Plan which allows for a reduction in the required percentage of affordable units based on a third-party analysis, and a voluntary monetary contribution of \$1,469,480. In October, the Committee voted to oppose the affordable housing plan as presented, with one member voting in favor and two members abstaining.
3. **4880 Mark Center Drive:** The project proposes constructing 402 multifamily rental units, including one committed affordable unit in exchange for additional density beyond what is envisioned in the small area plan. The project includes a \$1,344,660 voluntary monetary contribution. In October, the Committee recommended approval of the Affordable Housing Plan, with one member opposing and two members abstaining.
4. **Olde Towne West:** The project proposes redeveloping 34 existing units into 145 affordable rental units, including 34 project-based voucher replacement units, as part of the community's first phase of redevelopment. The project also included a relocation plan, which will be updated by a third-party consultant once the project nears construction. In November, the Committee unanimously recommended approval of the Affordable Housing Plan.
5. **Potomac Yard Landbay G-G:** The project proposes 88 units affordable to households between 30% and 80% AMI. The project involves a land donation from JBG Smith as part of a three-part Potomac Yard development. In November, AHAAC recommended approval of the Affordable Housing Plan, with one abstention.
6. **Duke-Quaker Towns:** The project proposes constructing 11 townhouse-style condominium units, including one four-bedroom affordable for-sale unit in exchange for bonus density. In January, AHAAC unanimously recommended approval of the Affordable Housing Plan.
7. **333 N. Fairfax Street:** The project proposes constructing 32 townhomes, including two affordable for-sale units. The project includes a voluntary monetary contribution of \$339,543. In March, the Committee recommended approval of an amended Affordable Housing Plan that would direct staff and the applicant to explore options to include elevators in the affordable units, with two abstentions.

8. **Potomac River Generating Station Blocks B and C:** The project proposes building 602 mixed-tenure units as part of the redevelopment of the former Potomac River Generating Station site. This project proposes 19 affordable rental units at 60% AMI and an estimated \$5,385,129 voluntary monetary contribution, whose payment will be deferred and benchmarked to inflation. The overall project will receive tax-increment financing as approved by City Council. In May, the Committee recommended approval of the Affordable Housing Plan, with one abstention.

C. Housing Trust Fund Overview: FY26

\$9.5 million was pledged, and \$1.4M was received.

D. Housing Master Plan

As stewards of the Housing Master Plan, the Committee helped monitor implementation of the 2013 plan by:

- Reviewing and providing guidance on a quarterly basis on the implementation of the Housing Master Plan.

The Committee provided oversight and guidance during the Housing 2040 Plan process by:

- Receiving a briefing and providing feedback on how to approach setting Housing 2040 affordability targets;
- Received a briefing on draft recommendations for the Common Interest Communities project and provided input and feedback to staff;
- Received a briefing on draft Affordable Housing Preservation recommendations and provided input and feedback to staff;
- Received a briefing on the Financial Tools project and provided input and feedback to staff;
- Received a briefing on recommendations related to sustainability in housing and provided feedback to staff;
- Received a briefing on a senior housing + care study conducted by a third-party consultant and provided feedback on senior housing + care for staff.

E. Small Area Plans and Planning Initiatives

1. Received updates and provided input on the Duke Street Land Use Plan, including information about community engagement, housing preservation, housing growth areas, and tenant protections.
2. Monitored meetings of the ARHA Redevelopment Work Group.

F. Other

- Received a briefing on the Fair Housing Report conducted by the Equal Rights Center;
- Received a briefing on the City's FY2026 legislative priorities and process for legislative proposals and submitted the Committee's draft legislative proposals for the FY2026 legislative session;
- Received a briefing on the Community Health Improvement Plan (CHIP) process and opportunities for public input;
- Held a public hearing on Consolidated Annual Performance and Evaluation Report (CAPER) & Consultation on the One-Year Action Plan.

- Received a briefing on the Newport Village revised affordable housing plan, which was approved administratively by the City Manager's Office, and submitted a letter providing feedback on the implications of the revision;
- Received a briefing on Landmark Mall Block D, which will provide income-restricted units affordable between 80% to 120% of AMI;
- Received a briefing on the Age-Friendly Plan;
- Discussed and submitted a letter to the City Manager's Office outlining the Committee's FY2026 budget priorities;
- Received a briefing on the City's affordable housing pipeline and discussed strategies to fund projects waiting in the pipeline;
- Held a public hearing on the FY2027-2031 Consolidated Plan and FY2027 Annual Action Plan;
- Received a briefing on the FY2026 legislative session and housing bills that were passed during the session;
- Received monthly progress reports from ARHA and Housing Alexandria representatives on the Committee;
- Received updates on the Office of Housing's FY2025 Financial Report;
- Drafted a letter to the City Manager's Office to share the Committee's concerns with the revised Affordable Housing Plan for the Newport Village redevelopment and the lost housing value, erosion of the City's inclusionary housing policy goals, and impact of moving affordable units into older housing versus new construction. The Committee also conveyed the problems with the findings from the off-ramp provision for Eisenhower East Block 3 and the resulting loss of affordable housing;
- Drafted a letter expressing the Committee's concern regarding the interpretation of a project's underlying density and its impact on affordable housing in in the Eisenhower East Block 3 and 4880 Mark Center Drive applications;
- Drafted a letter to City Council regarding the Committee's concerns with using additional funding beyond the voluntary monetary contribution towards the affordable public-private partnership;
- Drafted a letter to the City Manager's Office to share the Committee's budget priorities for FY2027;
- Drafted a letter commenting on the FY2027 proposed budget and its impact on the City's housing needs;
- Drafted a letter to City Council and Planning Commission expressing the Committee's support for the draft Housing 2040 Plan and emphasizing the need for affordable housing targets and additional funding for the pipeline.

G. Attachments

1. FY26 Attendance Report

Committee Composition (voting members): 19

- 1 Builder or developer of residential property
- 1 Real estate professional with knowledge and experience in residential real estate
- 1 Landlord of residential property in the City
- 1 Residential tenant in the City
- 1 Homeowner in the City
- 1 Commissioner from the ARHA Board (*vacant*)
- 1 Representative of the City's faith community

- 1 Representative of a civic association in the City
- 1 Representative who is employed by or affiliated with an organization that promotes and maintains affordable housing
- 2 Financial professionals with knowledge and experience in the field of finance
- 1 Representative of an employer in the City who employs at least 100 employees
- 1 Licensed and practicing attorney
- 1 Person designated by, but who need not be a member of the Commission on Aging
- 1 Person who is either an employee of the City or the Alexandria City Public Schools
- 1 Person who represents housing consumers under 30 years of age
- 2 Representatives of the City's small business community, including the retail, restaurant, or hospitality sectors
- 1 Person designated by, but need not be a member of, the Commission on Persons with Disabilities

Voting Members between July 2025 and June 2026:

Shelley Murphy McCabe, Co-Chair
 Betsy Faga
 Peter Sutherland (né Siderovski) (*term ended September 2025*)
 Jon Frederick
 Aschalew Asasbie (*term ended January 2026*)
 Carlos Bethencourt
 Michelle Krockner (*resigned October 2025*)
 Michael Doyle (*term ended June 2026*)
 Stephon Hill
 Rachel Dixon
 Anderson Vereyken

Sean Zielenbach, Co-Chair
 Felicia Brewster (*term ended December 2025*)
 Unique Coleman
 Michael Todd Perry
 Jan Macidull
 Cesar Madison Topuria
 Coss Lumbé (*resigned November 2025*)
 Michael Butler
 Melissa Sathe
 Joseph Dammann
 Molly Ann Bivens
 Andrea Ponsor

The Committee voted to _____ this report on September 3, 2026.



OFFICE OF
HOUSING

Fiscal Year 2026 CAPER

PREPARED BY THE CITY OF ALEXANDRIA OFFICE OF HOUSING

September 3, 2026

What is the CAPER?



Programs

- ❖ Transitional Assistance Program (CDBG) – assists low-income residents with security deposits and first month's rent
- ❖ Winter Shelter (CDBG) – provides overnight shelter to unhoused people during the winter months
- ❖ Home Rehabilitation Loan Program (CDBG) – assists low-income homeowners with repairs to extend the useful life of their home
- ❖ Rental Property Rehabilitation Program (CDBG) – assists non-profit affordable rental properties with rehabilitation and repairs of common areas and building infrastructure
- ❖ Flexible Homebuyer Assistance Program (HOME) – provides down-payment and closing cost assistance to income-qualified first-time homebuyer

How much did we spend?

OBJECTIVE	BUDGETED	SPENT
Prevent homelessness	\$70,000	\$64,780
Provide winter shelter	\$20,000	\$20,000
Rehabilitate homes*	\$779,689	\$719,102
Rehabilitate rental housing**	\$300,000	\$325,000
Assist first-time homebuyers	\$300,000	\$1,300,000

*A project is currently underway

**Funding for Phase I; Phase 2 is currently underway

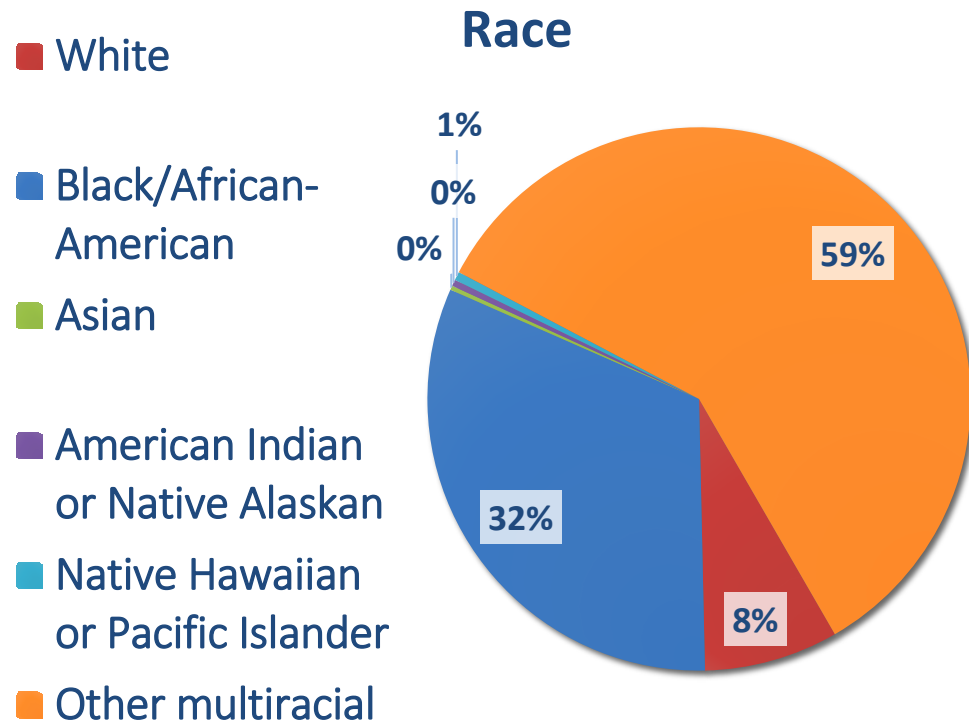
How did we do this year?

OBJECTIVE	GOAL	ACHIEVEMENT	% OF GOAL
Prevent homelessness	50 people	63 people	126%
Provide winter shelter	200 people	506 people	253%
Rehabilitate homes	5 homes	0 homes	0%
Rehabilitate rental housing	11 units	204 units	1,855%
Assist first-time homebuyers	8 homebuyers	29 homebuyers	363%

How did we do over the last 5 years?

OBJECTIVE	GOAL	ACHIEVEMENT	% OF GOAL
Prevent homelessness	750 people	304 people	40.5%
Provide winter shelter	1000 people	1768 people	176.8%
Rehabilitate homes	40 homes	13 homes	32.5%
Make rental housing accessible	12 units	4 units	33.3%
Rehabilitate rental housing	348 units	352 units	101.1%
Assist first-time homebuyers	40 homebuyers	55 homebuyers	137.5%
Build rental housing	300 units	0 units	0%

Who did we serve?



CDBG funded programs

- ❖ 4% of those assisted identified as Hispanic or Latino/a
- ❖ 80% of those assisted were extremely low-income
- ❖ 72% of families assisted received overnight shelter

Other Accomplishments

- ❖ Applications opened for units at Sanse
- ❖ Samuel Madden North began construction
- ❖ Rehabilitation of the Pendleton Street Rooming House continued



Samuel Madden North Construction

Public Comment

- ❖ Comment period open until September 7
- ❖ Comments can be submitted by postal mail or email
- ❖ Full version of the CAPER available online, at the Office of Housing, or at City libraries

Contact Information

Kim Cadena

Office of Housing

421 King Street, Suite 215

Alexandria, Virginia 22314

kimberly.cadena@alexandriava.gov

703-746-4990



Department of
**PLANNING &
ZONING**

Tax-Exempt Affordable Housing (“Yes In God’s Back Yard” Projects) and Administrative Site Plan Proposed Zoning Text Amendment

Alexandria Housing Affordability Advisory Committee

September 3, 2026

Agenda



1. General YIGBY Overview and Purpose
2. Map of Real Property Tax Exempt Properties
3. YIGBY Zoning Allowances
4. Administrative Site Plan Process
5. Staff Recommended Additional Provisions for Administrative Approvals
6. Administrative Site Plan Impact Analysis
7. Community Engagement + Schedule
8. Additional Materials

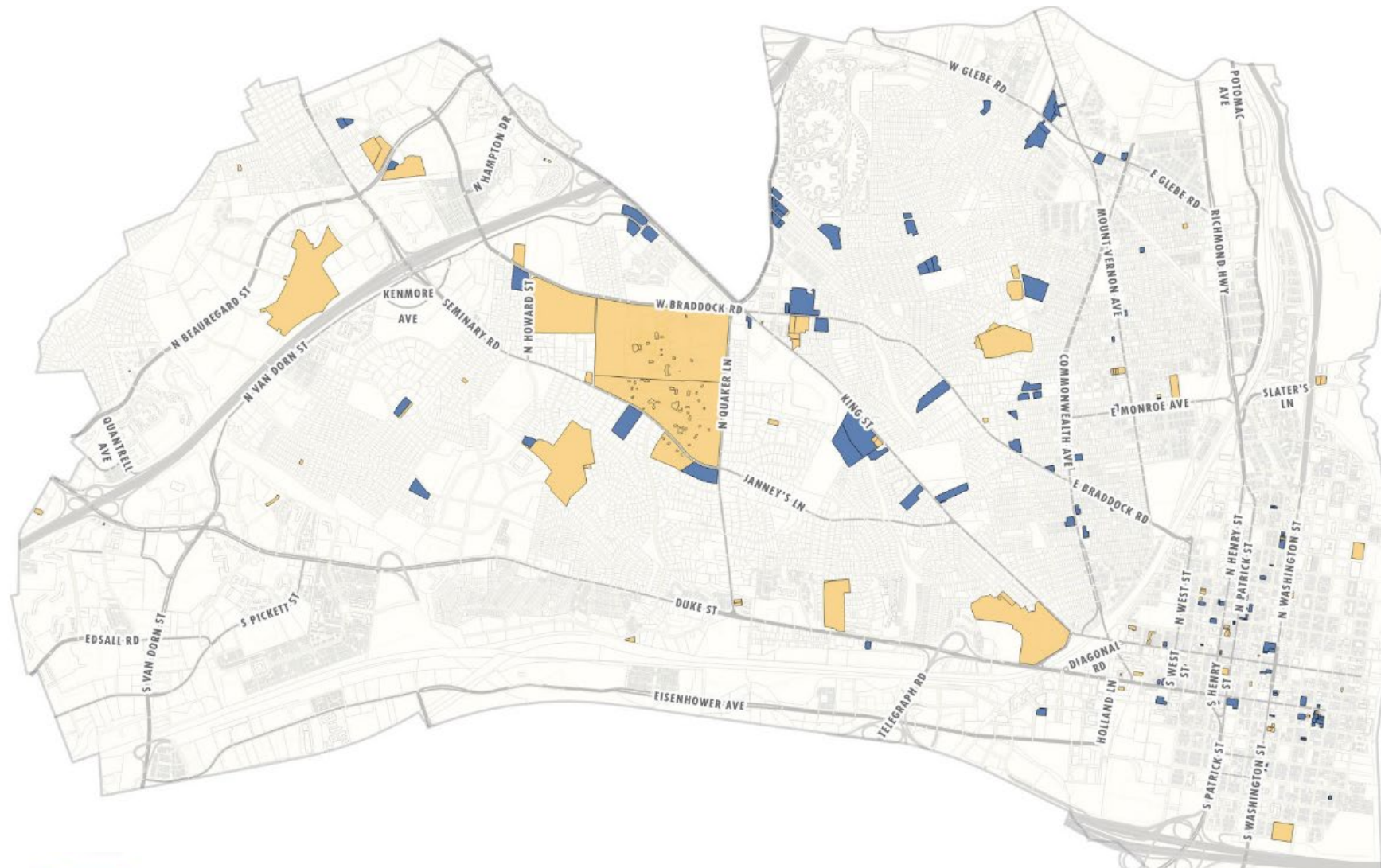


General YIGBY* Overview and Purpose

- Effective January 1, 2027 through January 1, 2031 (VA state mandate)
- New streamlined administrative approval pathway for certain affordable housing projects
- Zoning allowances and administrative site plan process with timeline required through state legislation
- Applies to tax-exempt properties owned by religious and non-profit organizations for at least 5 years
- 60% of units must be committed affordable for 30 years to renters up to 80% AMI and purchasers up to 120% AMI



Real Property Tax-Exempt Properties (illustrative)



Religious Organizations

Other Tax-Exempt Properties (excl. ARHA and government properties)



YIGBY Zoning Allowances

- **Height** - 45 feet, or the height of the tallest existing building within 500 feet, whichever is greater
- **Density** - 20 units per acre, or the most intensive existing residential unit density within 500 feet of the property line of the proposed project, whichever is greater
- **Setbacks** - 10 feet or the smallest setback allowed for any existing property within 500 feet, whichever is less
- **Nonresidential uses** – up to 30% permitted for coffee shops, worship space, etc...
- **Parking** – no more than one space per residential unit, or fewest required by ZO
- **Open Space** – 25% (*staff is recommending adding pending legal review*)



Administrative Site Plan Process

- State mandate to create administrative site plan process
- Administrative approval of site plans – no public hearings
- Accelerated staff review timeframes (40/30/14 days) for each complete submission in a combined Preliminary and Final Site Plan review
- No noticing or outreach requirements defined in state legislation
- Staff is considering City-initiated noticing standard
- Historic, Environmental, Siting & Archaeological Review Standards
- Approval period of validity for five years



Staff Recommended Additional Provisions for Administrative Approvals

- Streamline smaller projects that meet all Z.O. requirements, separate from YIGBY legislation
- No site plan required for 4 or fewer units (currently 2 or fewer)
 - Grading plan still required for disturbance over 2,500 SF
- Other projects available for Administrative Site Plan
 - Up to 10 dwelling units
 - Up to 30,000 sf non-residential floor area
- Must meet zone requirements – no modifications nor special use permits



Administrative Site Plan Impact Analysis

16 DSPs approved, or under review, since 2021

- **4 would become administrative approvals**
 - 4 - non-residential projects would qualify
 - 0 - residential projects would qualify
 - (2 - *Relief provided by prior ZTA and no DSP required*)
- **10 would still require DSP approval at a public hearing**
 - 1 - Conflict with original approval condition
 - 1 - Exceeding square footage (City Hall)
 - 8 - Required modifications (5 residential, 3 non-residential)



Community Engagement + Schedule

- September:
 - Community engagement: Planning Commission, Alexandria Housing Affordability Advisory Committee and Commercial Real Estate Development Association (formerly NAIOP)
 - Refine zoning text amendments based on feedback + further research
- November:
 - Planning Commission and City Council hearings



Additional Materials

- Affordable Housing by Religious Organizations and other Tax-Exempt Properties

<https://law.lis.virginia.gov/vacode/15.2-2288.9/>

- Administrative Site Plan Process (applicable sections)

Sections 15.2-2258 through 15.2-2261

<https://law.lis.virginia.gov/vacode/title15.2/chapter22/#article6/>